

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: May 25, 2004, Work Session

AGENDA ITEM NO.:

5

CONSENT:

REGULAR: X

CLOSED SESSION:

(Confidential)

ACTION: X

INFORMATION:

ITEM TITLE: Proposed Boat Ramp at the Foot of Seventh Street

RECOMMENDATION: Direct staff to proceed with work to reestablish a boat ramp on City property at the foot of Seventh Street in accordance with Plan A described below.

SUMMARY:

On March 30, 2004, City Council directed staff to proceed with developing a site plan and cost estimates to open the boat ramp at the base of Seventh Street for public use. Council directed staff to address, as best possible, the concerns expressed by Griffin Pipe with regard to the development of a public park/boat ramp on property currently leased by their company.

Work proceeded by consulting with all City departments that have an interest in the project to elicit their concerns and advice. From those discussions and further discussions with Mr. Bob Ingram with Griffin Pipe, staff has prepared two possible approaches to this project. Included for Council's review are plans labeled Plan A and Plan B. Also included for review are cost estimates for each plan. Staff recommends that if it is Council's desire to open the boat ramp for public use that the City proceed with Plan A for a one-year trial period.

Plan A takes a minimalist approach that creates a small public parking area for boat ramp access. In addition, this plan includes signage detailing rules for usage, a small amount of fencing and a trash receptacle. The plan is recommended for a one-year trial period to assess the public demand for the ramp and to determine if problems arise from opening the area for public use. Although Griffin Pipe continues to express concerns with opening the area to the public, they have a desire to be a good neighbor and work cooperatively with the City. This option is the least problematic from their viewpoint. The capital cost for Plan A is \$3,620.

Plan B develops the area into a small park that includes fencing an entire area for City use, gating the enclosed area, additional signage, landscaping, lighting improvements, improving the ramp and repairing the asphalt. This plan satisfies most of staff concerns, applies CPTED principles and creates a more aesthetically pleasing area. This plan clearly defines the boat ramp area as separate from Griffin Pipe and creates a small park. The Capital cost for Plan B is \$13,558. An optional cost estimate is also included that improves Plan B a step further. This option includes overlaying the asphalt, improvements to the ramp and additional site amenities. The capital cost of the optional upgrades is an additional \$29,728.

Regardless of the plan certain operational policies are recommended for the boat ramp. These policies include the following:

- The ramp is open sunrise to sunset
- No trailers are allowed
- No fishing from the bank
- Other park rules apply, such as no alcohol or loitering

Public Works will be responsible for trash pick-up and grounds maintenance. The cost for this service is estimated at \$1250.00 yearly.

In conclusion, staff recommends opening the ramp for public use for a one-year trial period and developing the area as defined in Plan A. If the experience of the one-year period is positive and the ramp is heavily used, staff will report again to Council with a possible recommendation to move forward with Plan B.

PRIOR ACTION(S):

Work Session, March 30, 2004

FISCAL IMPACT:

Plan A: Contingency Fund: Capital cost: \$3,620, Operating cost: \$1,250

Plan B: Contingency Funds, Capital cost: \$13,560, Operating cost: \$1,250

Plan B, upgrade: Contingency Fund: Capital cost: \$29,730

Additionally, Griffin Pipe has asked that Council consider modifying the terms of the current lease to recognize the loss of leased area by reducing the current rent of \$500/month.

CONTACT(S):

Kay Frazier, 455-5868

Mary Jane Russell, 455-4493

ATTACHMENT(S):

Plan A: 7th Street Boat Ramp

Pan B: 7th Street Boat Ramp-Ultimate

Budget Summary

REVIEWED BY: lkp

05/18/04

**7th Street Boat Ramp
Preliminary Cost Comparison**

PLAN "A" -- MINIMAL SITE WORK FOR ONE YEAR TRIAL PERIOD

Pipe and Chain Fence and Gate – 120 LF @ 11.00	1,320.00
Signage – LUMP SUM	1,600.00
Parking Delineation – LUMP SUM	500.00
Trash Can – LUMP SUM	<u>200.00</u>
TOTAL	\$3,620.00

PLAN "B" -- BASIC PARK SITE WORK

Pavement Excavation for Island – 46 CY @ 35.65	1,639.90
Conc. CG-6 for Island – 153 LF @ 19.55	2,991.15
Stone Base for CG-6 – 60 SY @ 6.45	387.00
Pavement Excavation for Spot Failure – 4 CY @ 35.65	142.60
4" No. 21 Stone for Spot Failure Repair – 11 SY @ 6.10	67.10
6" BM-25.0 for Spot Failure Repair – 11 SY @ 25.85	284.35
2" SM-9.5D for Spot Failure Repair – 11 SY @ 9.25	101.75
Pipe and Chain Fence and Gate – LUMP SUM	2,944.20
Landscaping at Island – LUMP SUM	500.00
Signage – LUMP SUM	2,000.00
Re-Stripe Parking Spaces – LUMP SUM	1,000.00
Raise and repair existing lighting – LUMP SUM	<u>1,500.00</u>
TOTAL	\$13,558.05

OPTIONAL UPGRADES

CRS-2 for Lot Overlay – 393 GAL @ 1.85	727.05
2" SM-9.5D for Lot Overlay – 144 TONS @ 63.65	9,165.60
4' Chain Link Fence – 260 LF – LUMP SUM	3,323.15
w/20' Swing Gate	
Install six new 250W wall packs – LUMP SUM	4,000.00
Bank Stabilization—Dry Riprap, Class II -- 113 TONS @ 60.00	6,780.00
Sed. Removal at Ramp – T & E – 24 HRS @ 98.00	2,352.00
Dropoff Stabilization – Dry Riprap, Class I, grouted – 8 TONS @ 85.00	680.00
Furnishings – trash can and bench – LUMP SUM	<u>2,700.00</u>
TOTAL	\$29,727.80